



**COUNTY OF SAN BERNARDINO
NOTICE OF AVAILABILITY (NOA) / NOTICE OF INTENT (NOI) TO ADOPT
AN INITIAL STUDY / MITIGATED NEGATIVE DECLARATION
ARROWHEAD PINE ROSE CABINS**

In accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines, County Staff prepared a Draft Initial Study / Mitigated Negative Declaration (IS/MND) that identify and evaluate the environmental impacts of the existing cabin and lodging resort with assembly facilities for weddings, receptions and similar functions.

Project No.: P201300304 (General Plan Amendment) P201300207 (Conditional Use Permit)

Project Location: 25994 Highway 189, Twin Peaks

Project Description: A General Plan Amendment (GPA) to rezone nine (9) parcels zoned Lake Arrowhead/Single Residential, Minimum Lot Size 14,000 sq.ft. (LA/RS-14M) and Lake Arrowhead/Multiple Residential (LA/RM) to Neighborhood Commercial (CN), and a Conditional Use Permit (CUP) to allow the operation of an existing five (5) acre Cabin and Lodging Resort consisting of 19 cabin units and two (2) assembly areas to accommodate weddings, receptions and similar functions for up to 224 persons. Nine (9) cabins are exclusively assigned for use as part of the event programming. The remaining ten (10) cabins are rented for use that is separate from any on-site wedding event. The total maximum occupancy when the 19 cabins are occupied and the two venues are operating is 292 persons.

Environmental Review and Public Comment: The circulation of the Draft Initial Study/ Mitigated Negative Declaration is to encourage written public comments. Interested persons can review the Draft IS/MND at the following physical location:

**Land Use Services Department - Planning Division
385 North Arrowhead Avenue, First Floor
San Bernardino, CA 92415-0187**

You may view or obtain the document in electronic format at <http://cms.sbcounty.gov/lus/Planning/Environmental/Mountain.aspx> or by emailing the Planner at reuben.arceo@lus.sbcounty.gov. To request a PDF version of the document from the Land Use Services Department database, please reference the project number above.

The comment period on the IS/MND commences on **May 21, 2017**, and closes **June 20, 2017 at 5:00 PM**. Please submit comments to reuben.arceo@lus.sbcounty.gov or to:

Reuben J. Arceo, Contract Planner
909-387-4374
County of San Bernardino
Land Use Services Department - Planning Division
385 North Arrowhead Avenue, First Floor
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